

AGREEMENT, COVENANTS & RESTRICTIONS

We, the undersigned owners of real property in Weber County, State of Utah, known as land serial numbers 22-046-0027, 22-046-0011 and 22-046-0015 as shown on the records of the Weber County Recorder and more particularly described on Exhibit "A" hereto attached and made a part hereof. In consideration of our mutual interest as owners of said real estate located in the same general area, hereby covenant and agree with one another that none of us, his or her heirs, executors, administrators, or assigns, will ever on the above referenced properties conduct a convenience (gas and grocery) store business. In the event that the property identified as land serial numbers 22-046-0059 and 22-046-0060 ceases to be owned by Jack Raleigh or Carol Raleigh this restriction will cease to exist for all parcels.

Any Deed, Lease, Conveyance or contract made in violation of this agreement shall be void and may be set aside on petition of one or more of the parties hereto, and all successors in interest, heirs, executors, administrators, or assigns, shall be deemed parties to the same effect as the original signers; and when such conveyance or other instrument is set aside by decree of a court of competent jurisdiction, all costs and all expenses of such proceedings shall be taxed against the offending party or parties, and shall be declared by the court to constitute a lien against the real estate so wrongfully deeded, sold, leased, or conveyed, until paid, and such lien may be enforced in such manner as the court may order.

This agreement constitutes a mutual covenant running with the land and all successive future owners shall have the same right to invoke and enforce its provisions as the original signers hereof.

In witness hereof, the parties have executed this agreement this 30th day of December 1991.

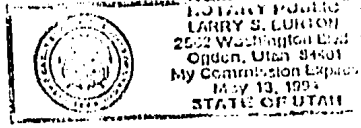
Darrell E. Smith
Karen W. Smith

Wilma H. Kap

County of Weber)
 ss:
State of Utah)

On the 30th day of December 1991, personally appeared before me, Wilma H. Kap, Darrell E. Smith and Karen W. Smith, the signers of the within instrument who duly acknowledged to me that they executed the same.

Larry S. Lorton
Notary Public



E# 1161901 BK1615 PG0200
DOUG CROFTS, WEBER COUNTY RECORDER
30-DEC-91 438 PM FEE \$8.50 DEP MH.
REC FOR: CARDON_LAND_TITLE

PLATTED VERIFIED
ENTERED MICROFILMED

Exhibit "A"

22-046-0070 ✓

Parcel One

Being a part of the Northwest Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at a point which is N. 89°49'36" W., 537.04 feet, S. 01°45'58" E., 1456.40 feet and S. 88°13'43" W., 122.98 feet from the Northeast corner of the said Northwest Quarter and running:

Thence S. 88°13'43" W., 164.91 feet:

Thence N. 11°08'59" W., 535.37 feet:

Thence N. 46°03'29" E., 60.00 feet to the most Westerly corner of the Post Office parcel as monumented.

Thence S. 43°56'31" E., along the Southwest line of said parcel, 309.40 feet to the most Southerly corner thereof, as monumented.

Thence S. 01°45'58" E., 339.18 feet to the point of beginning

22-046-0071 ✓

Parcel Two

Being a part of the Northwest Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the West line of Highway No. 162, said point being N. 89°49'36" W., 537.04 feet. And S. 01°45'58" E., 1456.40 feet from the Northeast corner of the said Northwest Quarter and running:

Thence S. 01°45'58" E., along the said line of Highway No. 162, 60.00 feet to the Northeast corner of the Copyak Subdivision:

Thence S. 88°13'43" W., along the North line of the said Copyak Subdivision, 287.89 feet to the Northwest corner thereof;

Thence N. 01°45'58" W., 60.00 feet:

Thence N. 88°13'43" E., 287.89 feet to the point of beginning